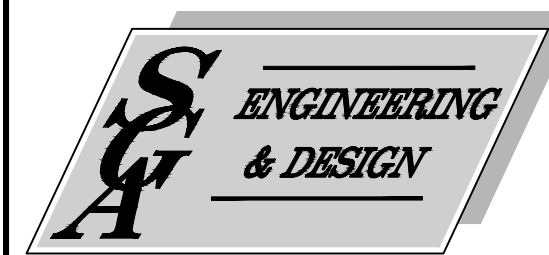


BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION SUBMITTAL

OCTOBER 2016



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



PROPERTY OWNER/PROPERTY OWNER:

MUFFET PROPERTIES LLC.
P.O. BOX 301
LA CENTER, WA 98629
PH: 503-807-2139
EM: winm@hi-schoolpharmacy.com

PARCEL # & PROPERTY ADDRESS:

258901-000 34700 NE NORTH FORK AVENUE (ASPEN AVENUE)

CONTACT PERSON:

SGA ENGINEERING, PLLC
ATTN: ERIC GOLEMO & SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: EGOLEMO@SGAENGINEERING.COM & STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION:

EXISTING PARCEL NUMBER: 258901-000
CURRENT USE: ONE EXISTING SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE.
ZONING DESIGNATION: CURRENTLY LDR-7.5; MDR-16 (AFTER ZONE CHANGE)
GROSS SITE AREA: 4.38 ACRES 190,900 S.F.
TRANSIT ROUTES: THERE ARE NO PUBLIC TRANSIT ROUTES IN THIS AREA

EXISTING WATER AND SEWER: SEWER SERVICE WILL BE PROVIDED BY CITY OF LACENTER. PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES. ONE SEPTIC SYSTEM IS KNOWN TO EXIST ON SITE. ONE WELL IS KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THE SITE IS KNOWN TO CONTAIN SOME SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE EAST FORK LEWIS RIVER WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE PROBABILITY FOR ARCHAEOLOGICAL.

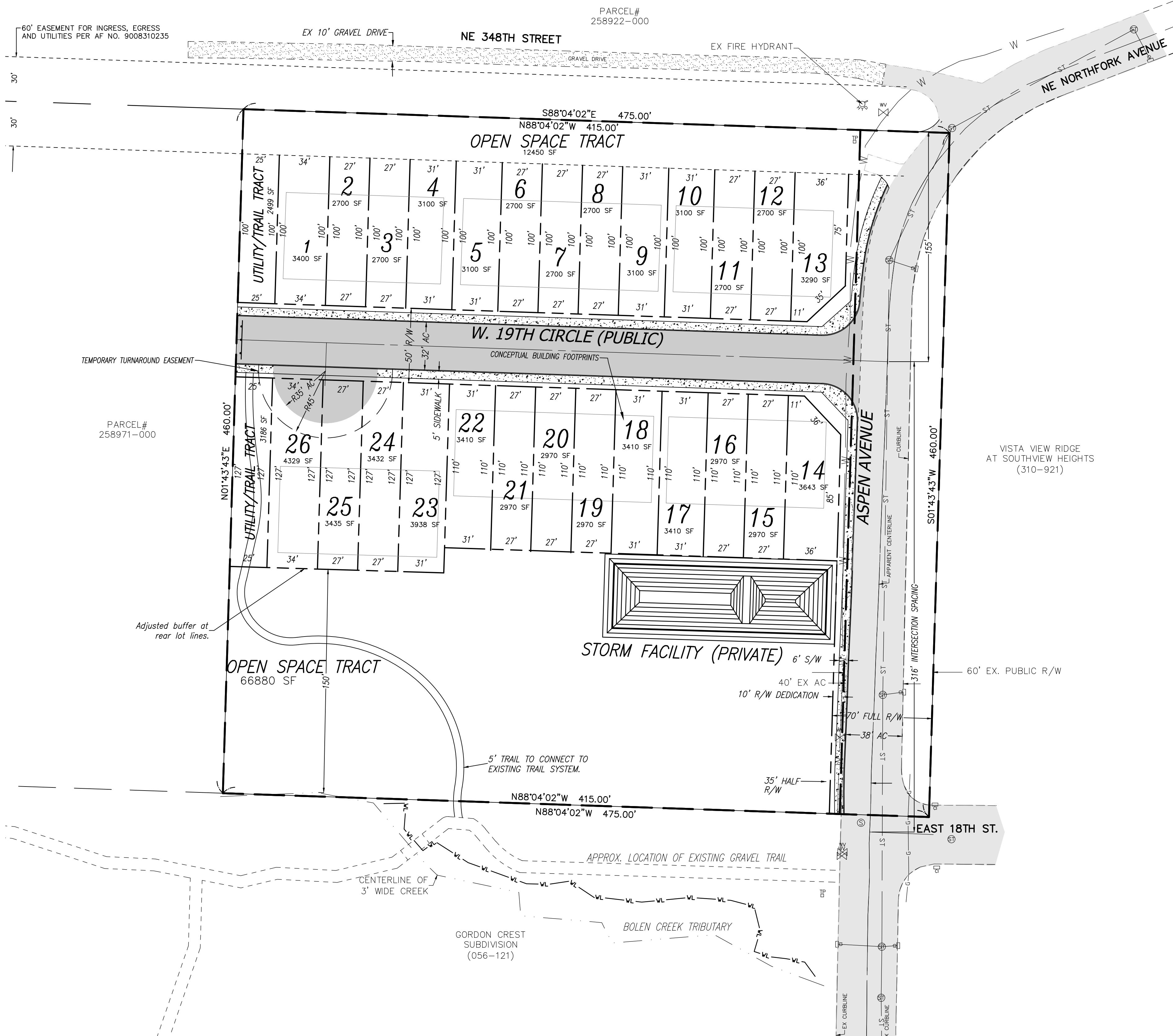
EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY EXISTING SURVEYS AND PUBLIC RECORD AVAILABLE THROUGH CLARK COUNTY GIS MAPPING AND DOCUMENTS. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. TOPOGRAPHIC SURVEY PROVIDED BY MINISTER & GLAESER SURVEYING.

PROPOSED SITE INFORMATION

PROPOSED USE	SINGLE-FAMILY ATTACHED RESIDENTIAL (26 LOT) SUBDIVISION
DEVELOPMENT STANDARDS	1,400 SF MINIMUM AVERAGE LOT AREA ALLOWED 3,367 SF AVERAGE LOT SIZE PROPOSED
MINIMUM AVERAGE LOT AREA	3,367 SF AVERAGE LOT SIZE PROPOSED
AVERAGE MINIMUM LOT WIDTH	20' ALLOWED / 27' PROPOSED
AVERAGE MINIMUM LOT DEPTH	60' ALLOWED / 75' PROPOSED
FRONT YARD SETBACK	10' TO HOME, 18' TO GARAGE
STREET SIDE YARD SETBACK	10' MIN.
INTERIOR SIDE YARD SETBACK	5' MIN.
REAR YARD SETBACK	10' MIN.
MAXIMUM LOT COVERAGE	60%
MAXIMUM BUILDING HEIGHT	35'
UTILITY PROVIDERS	CITY OF LA CENTER CLARK PUBLIC UTILITIES CLARK PUBLIC UTILITIES
STORMWATER MANAGEMENT	CITY OF LA CENTER STANDARDS STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES, BIOSWALES WETPONDS OR OTHER APPROVED BMP'S. STORMWATER WILL BE DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES TO THE EXISTING DRAINAGE PATHS.
TREATMENT	
DISPOSAL	

PROPOSED SITE AREA SUMMARY	ACRES	S.F.
GROSS SITE AREA	4.38	190900
PUBLIC RIGHT-OF-WAY DEDICATED	0.84	36487
NET SITE AREA (GROSS AREA - PUBLIC RIGHT-OF-WAY)	3.54	154413
OPEN SPACE TRACT W/ STORMWATER	1.54	66880
AVERAGE LOT AREA	0.08	3367



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WASHINGTON

PRELIMINARY PLAN

**ASPEN HEIGHTS
SUBDIVISION**

CITY OF LA CENTER

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: SEM, JTM
SCALE: AS SHOWN

JOB NUMBER: 0502 SHEET: 1 of 1